

FARINGDON TOWN COUNCIL

The Pump House, 5 Market Place, FARINGDON, Oxfordshire

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Clerk: Sally Thurston



Minutes of a Planning & Highways Committee Meeting held on Tuesday, 2 August 2016 at 7.15pm in the Old Town Hall, Market Place, Faringdon

PRESENT: Cllrs Dr Mike Wise (in the Chair)
Al Cane
Richard Marsh

IN ATTENDANCE: D/Cllr Mohinder Kainth
1 member of public

(As the Chairman and Vice-Chairman were unable to attend the meeting due to being away on holiday, it was AGREED that the Mayor, Cllr Dr Mike Wise, would chair the meeting in their absence.)

1/11/16 Apologies for Absence

Apologies for absence were received from Cllrs David Barron, Jane Boulton, Andrew Marsden, Alex Meredith and Patrick Middleton.

2/11/16 Minutes of Meeting: Tuesday, 12 July 2016

The Minutes were AGREED and signed as a correct record of the meeting.

3/11/16 Declarations of Interest

Planning Application P16/V1732/FUL: Cllr Dr Mike Wise declared an interest in this application.

Reason for declaration: In so far as he is a neighbour of the applicant. However, as he had no pecuniary interest in the application, it was agreed he would take part when committee considered this application.

4/11/16 Public Question Time

There were none.

5/11/16 Public Speaking Time

No member of the public wished to speak at this stage of the meeting.

6/11/16

For Information

(a) The following action list was NOTED, as follows:-

Min No.	Action	Person/s Delegated	Action Taken
13/2/16(a)	Funding for maintenance of new bus shelters installed in Coxwell Road	Deputy Town Clerk	Final confirmation still awaited from OCC
8/9/16	Letter to be written to Police & Crime Commissioner regarding parking policy		To be progressed.
7/10/16	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 13 7 16
8/10/16	Proposed extension to Hills' Bowling Green Quarry. Hills to be advised FTC has no objections	Deputy Town Clerk	Letter written 13 7 16
12/10/16	Damaged Bus Shelter Panels - Park Road. To purchase and arrange installation of two mesh panels	Deputy Town Clerk	New panels now installed.

(b) A list detailing Planning Permissions granted or refused by the District Council was received and NOTED, as follows:-

Planning Applications – Permissions Granted by VWHDC:

P16/V1404/HH Proposed carport and extensions to existing dwelling
The Old Pump House, Stanford Road, Faringdon
For: Mr & Mrs Kinch
(No objections–P&H Committee Meeting, 21 6 16)

P16/V1414/FUL Refurbishment and partial conversion of three
P16/V1415/LB storey grade 2 listed building to provide self contained residential accommodation over commercial unit.

2 Cornmarket, Faringdon
For: Mr Anthony Bleetman
(No objections -P&H Committee Meeting, 15 7 16)

Planning Applications – Permissions Refused by VWHDC

P16/V1342/LB Proposed new windows to master bedroom
Flat 1, The Elms, 24 Gloucester Street, Faringdon
For: Mr Roland Wessling
(No objections–P&H Committee Meeting, 21 6 16)

- (c) A notice had just been received from Oxfordshire County Council advising details of a Temporary Road Closure, Faringdon-Marlborough Street-adjacent to junction with Southampton Street to facilitate sewer cleaning.
8 August 2016 overnight 8.00 pm to 5.00 am

7/11/16

Planning Applications

Planning Applications were considered and decisions taken, as follows:-

P16/V1459/HH To knock down existing side porch and replace with a new larger built porch
20 Folly View Road, Faringdon
For: Mr David Hudson
NO OBJECTIONS

P16/V1732/FUL Variation of a condition 2 on P16/V0514/FUL
(Erection of 2 new dwellings)
Land south of Glories, Canada Lane, Faringdon
For: Rob Stewart
NO OBJECTIONS
However, Town Council wishes to reiterate its previous request that the Planning Officer clarifies exactly what the amendment/s is/are as it is often difficult, without professional expertise, to trace what changes are proposed.

P16/V1802/A To provide appropriate signage for the newly approved drive-thru unit
(Advertisement)
Consent)
Land at the junction of the A420 and Park Road, Faringdon
For: Costa Ltd
NO OBJECTIONS

P16/V1791/RM Erection of 111 dwellings, open space, landscaping (Reserved Matters) and associated works (Approval of reserved matters to be read in conjunction with outline application

P13/V0139/O)
Fernham Fields, Faringdon
For: Crest Nicholson (SW)
OBJECT on the following basis:

- 36 dpha is higher than Faringdon Neighbourhood Plan density;
- Three storey houses are proposed in the Central Green Area; this is contrary to the Great Coxwell Neighbourhood Plan, (in fact, is more in keeping with the built up area of Faringdon) and is not consistent with a rural approach to Faringdon. This was pointed out at the consultation with the developers and Great Coxwell Parish Council on 13 June 2016 but has not been modified. This contradicts a made Neighbourhood Plan;
- All houses should have optical fibre connections to the point of access;
- Houses should include passive and photovoltaic panels;
- Plain red brick should be avoided; a patterned mixture of red and blue brick would be more consistent with the architecture of this area;
- Surfaces need to be porous to prevent flooding;
- **REFERENCES:**
 - **Great Coxwell Neighbourhood Plan, policy NDS9;**
 - **Faringdon Neighbourhood Plan - New areas of housing**

In addition to the above objections, Faringdon Town Council wishes to raise the following queries:

1. *Allotments:* Policy 4.10C of the Faringdon Neighbourhood Plan sets out a requirement for housing developments over 20 dwellings to contribute either to on- or off-site allotments. What is being done with regard to provision of allotments?
2. Who will be responsible for long-term site maintenance eg green spaces?
3. From the diagrams it looks like the Structured Landscape Buffer Zone and Protected Animal Habitat has gone? Please could this be retained?
4. What are the plans for a fence or equivalent for the boundary next to Tollington Court?
5. The former owners of Fernham Fields stated an intention of providing £100k from this development towards a Town Centre Regeneration Manager. We understand that S106 is written as part of a land agreement and therefore remains in place

if/when land is sold on. Is this money part of the S106 agreement?

6. We understand that LPAs, in some cases, are now requesting an Employment and Skills Strategy from developers as a pre-commencement condition, use of local trades/ work placements, etc. Is this something that the District Council will be requesting?

8/11/16 Vale of White Horse Local Plan 2031 Part One

The Schedule of Main Modifications includes a series of changes to the published Local Plan 2031 Part 1 and the Inspector is inviting comments on the proposed Main Modifications.

It was AGREED that this Schedule would be reviewed and discussed further by the committee at its next meeting due to be held on 23 August, any comments to be submitted to the District Council by the deadline of Wednesday, 14 September 2016.

9/11/16 Vale of White Horse District Council – Statement of Community Involvement Consultation

The above consultation is being held by the District Council.

It was AGREED that the Draft Statement would be reviewed and discussed further by the committee at its next meeting due to be held on 23 August, any comments to be submitted to the District Council by the deadline of 14 September 2016.

10/11/16 Faringdon Neighbourhood Plan (FNP)

It was NOTED that a public hearing had been held on the 18 July 2016 at the request of the Independent Examiner in order for him to ensure adequate examination of the proposed designation of Humpty Hill as Local Green Space had been undertaken..

It is understood that the Independent Examiner's draft report on the FNP has been completed and will now be submitted formally to the District Council.

11/11/16 S278 Bus Shelters – Park Road

It was NOTED that yet again, a S278 Agreement had been drawn up by Oxfordshire County Council, this time with the developer of the 4&20 site to install new bus shelters Faringdon, without any consultation with the Town Council. Town Council only learnt about the bus shelters when it was contacted by the agents to ask what colour the bus shelters should be, the style of bus shelter having already been technically agreed as part of the S278 arrangement.

Town Council understands that under S278 rules there is no statutory requirement for consultation with the parish council; however, it feels very strongly that parishes should be involved at an early stage when their local knowledge could be beneficial. The point has now been raised with C/Clr Mrs Judith Heathcoat who is looking into the matter.

It had also been indicated by the agents that future maintenance of the new bus shelters would be the responsibility of the Town Council. OCC

has not discussed funding for future maintenance of these bus shelters by Town Council and this matter has yet to be resolved.
Town Council has been asked to indicate what colour it would like the two new bus shelters on Park Road to be. It was AGREED that they should be green to match the other green bus shelters in Faringdon.

12/11/16 Changes to the Vale of White Horse District Council Constitution – Planning Scheme of Delegation

District Council recently held three training sessions for Parish Councils regarding the above changes and had advised that a report covering the outcome of these sessions would be circulated to all Parish Councils. It was NOTED that Cllr Andrew Marsden, Cllr Dr Mike Wise, the Town Clerk and the Deputy Town Clerk attended the training session in Faringdon. A copy of the briefing notes would be circulated to the committee members for their information.